

**RETAIL | SINGLE TENANT | 3,270 SQ. FT.**

**FOR LEASE | \$5,000 /MONTH**

**FULLY EQUIPED AUTOMOTIVE SHOP**



**2445 N COURTENAY PKY**

Merritt Island, FL

**AUTOMOTIVE | SINGLE TENANT**

**HARBER  
REAL ESTATE**

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# EXECUTIVE SUMMARY

- Long standing successful oil change location
- Massive car counts
- High income area
- High automotive expenditures

Tim Harber of Harber Real Estate is proud to offer to qualified tenants this turn-key complete auto care facility currently operating as a quick change oil business. 3270 SF, oil pit, lifts, tire alignment rack, etc. Building shares parcel with Dunkin Donuts and a full serve car wash.

Located on busy SR3, approx. 30,000 cars pass this site daily and it is adjacent to SR528 with 40,000 AADT. SR 3 is the main North South highway thru Merritt Island and is also the main access to the Space Center.

The existing owner is retiring but has been in place for over 10 years. The name and business is not included in the sale. but majority of equipment will convey. New roof approx 4 years ago.

## BUILDING DETAILS

Type:	Retail, Special Purpose
Sub Type:	Automotive
Tenancy:	Single
Building SQFT:	3,270
Land AC:	1.37
Class:	B
Year Built:	1990
Buildings:	3
Cross Street:	SR 528
County:	Brevard County
Zoning:	BU1
APN:	24-36-14-00-274
Submarket:	Melbourne-Palm Bay



# PROPERTY PHOTOS

